



FOR SALE

3 Bed Detached House in Grasmere Road, Wigston LE18 3RF

Offers Over £375,000



PROPERTY FEATURES

- Detached
- Three Bedrooms
- No Upward Chain
- Extended
- The Mere's
- Garage
- Large Plot
- Highly Sought After Location
- Neatly Presented
- Call Phillips George To View



FULL DESCRIPTION

A fantastic opportunity to purchase this extended detached home, occupying a generous plot in the highly sought-after The Mere's development in Wigston. Offered chain free, the property features multiple reception rooms, three bedrooms, a large landscaped garden, garage, and ample off-road parking. Early viewing is highly recommended. Contact Phillips George to arrange your viewing today.

ENTRANCE PORCH & HALLWAY

The property is entered via a double-glazed front door into a welcoming entrance porch with stylish laminate wood flooring. This leads into the main entrance hall, also laid with laminate flooring, featuring a radiator and a useful under-stairs storage cupboard.



LOUNGE/DINER

26' 5" x 11' 4" (8.05m x 3.45m) A bright and spacious reception room with carpeted flooring, a feature gas fireplace, and a large double-glazed bay window to the front aspect. Radiators provide warmth, and sliding double-glazed patio doors open into the conservatory, seamlessly connecting indoor and outdoor spaces.



CONSERVATORY

11' 9" x 9' 6" (3.58m x 2.9m) Constructed from UPVC with French doors opening out to the garden, this light-filled room offers laminate wooden flooring, power, and lighting – ideal as an additional sitting area or garden room.

KITCHEN

11' 3" x 8' 1" (3.43m x 2.46m) The fitted kitchen comprises a range of wall and base units with complementary worktops, a stainless steel sink and drainer, and partial wall tiling. There is a double-glazed window overlooking the rear





garden, a serving hatch to the dining area, and space and plumbing for a washing machine and gas cooker. Tiled flooring completes the space.

EXTENDED RECEPTION ROOM / SNUG / HOBBY ROOM

14' 7" x 6' 9" (4.44m x 2.06m) This flexible room is perfect for use as a snug, office, or hobby room. Featuring laminate wood flooring, a radiator, and a double-glazed internal window, it offers a comfortable and practical additional living space.



LANDING

With carpeted flooring and a double-glazed window to the side elevation, the landing provides access to the bedrooms and bathroom.



BEDROOM ONE

14' 3" x 11' 4" (4.34m x 3.45m) A spacious double bedroom with a large double-glazed bay window to the front, a full range of fitted wardrobes, carpeted flooring, and a radiator.

BEDROOM TWO

12' 2" x 11' 4" (3.71m x 3.45m) Also a generous double room, featuring fitted wardrobes, a radiator, carpeted flooring, and a double-glazed window overlooking the rear garden.



BEDROOM THREE

7' 7" x 6' 3" (2.31m x 1.91m) A well-proportioned third bedroom with carpeted flooring, radiator, a double-glazed window to the front, and a built-in storage cupboard over the stair recess.

BATHROOM

A fully tiled four-piece family bathroom comprising a panelled bath, level-flush WC, wash basin, and a separate shower cubicle. There are opaque double-glazed windows to both the side and rear, along with loft hatch access and an extractor fan.

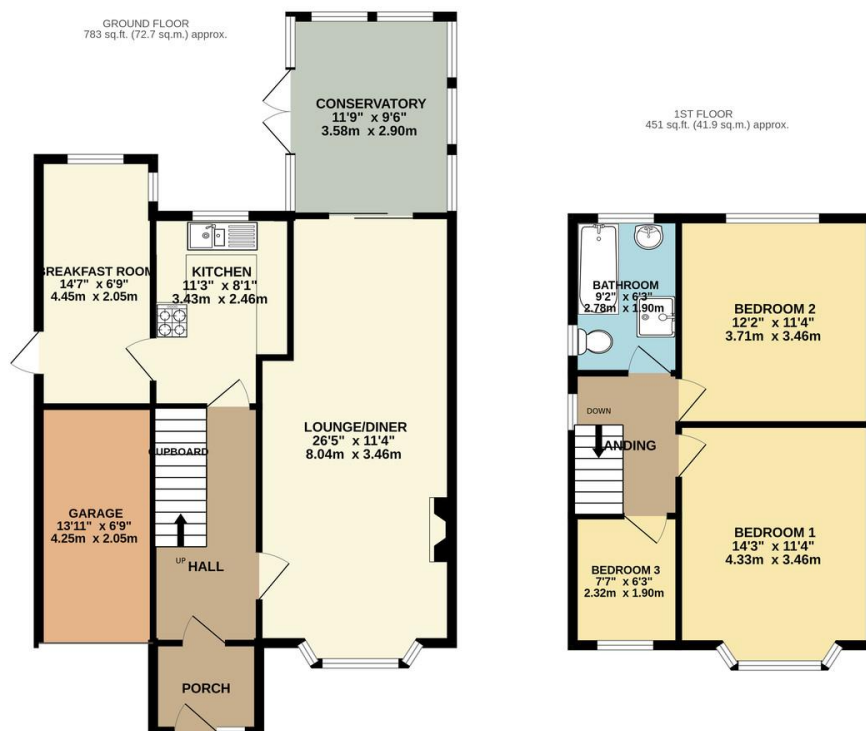


OUTSIDE

The property sits on a substantial plot with a beautifully landscaped rear garden featuring paved patio areas, intricate pathways, well-stocked borders with mature shrubs and plants, a greenhouse, and a garden shed. To the front, the attractive garden offers a combination of paving, mature planting, and brick and fence boundaries with gated access. A large driveway provides off-road parking and leads to the detached garage.



EPC Ordered



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

